138.0	0003	0020.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,246,300 / 1,246,300
					USE VALUE:	1,246,300 / 1,246,300
					ASSESSED:	1,246,300 / 1,246,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		PLEASANT VIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BUFFINGTON DRUCILLA M ETAL/ TRS
Owner 2:	DRUCILLA M BUFFINGTON 2020
Owner 3:	REVOCABLE TRUST
Street 1:	4475 N. OCEAN BLVD
Street 2:	APT 45D
Twn/City:	DELRAY BEACH
St/Prov:	FL Cntry: Own Occ: N
Postal:	33483 Type:

PREVIOUS OWNER

Owner 1:	BUFFINGTON DRUCILLA M ETAL -
Owner 2:	TRS/ DRUCILLA M BUFFINGTON REV -
Street 1:	28 PLEASANT VIEW RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,694 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1959, having primarily Wood Shingle Exterior and 2672 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8694.000	632,900	700	612,700	1,246,300
Total Card	0.200	632,900	700	612,700	1,246,300
Total Parcel	0.200	632,900	700	612,700	1,246,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 466.43 | /Parcel: 466.4

Legal Description

User Acct 88666

GIS Ref

GIS Ref

Insp Date 09/01/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 138.0-0003-0020.0

!10688!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	632,700	700	8,694.	612,700	1,246,100	1,246,100	Year End Roll	12/18/2019
2019	101	FV	461,000	700	8,694.	646,800	1,108,500	1,108,500	Year End Roll	1/3/2019
2018	101	FV	461,000	0	8,694.	476,600	937,600	937,600	Year End Roll	12/20/2017
2017	101	FV	461,000	0	8,694.	456,100	917,100	917,100	Year End Roll	1/3/2017
2016	101	FV	461,000	0	8,694.	422,100	883,100	883,100	Year End	1/4/2016
2015	101	FV	450,600	0	8,694.	354,000	804,600	804,600	Year End Roll	12/11/2014
2014	101	FV	450,600	0	8,694.	345,900	796,500	796,500	Year End Roll	12/16/2013
2013	101	FV	447,400	0	8,694.	329,500	776,900	776,900		12/13/2012

PRINT

Date	Time
12/11/20	00:58:15

LAST REV

Date	Time
06/03/20	10:55:33

mmcmakin

10688

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BUFFINGTON DRUC	74771-27		5/28/2020	Convenience	1	No	No		
BUFFINGTON DRUC	72220-94	1	2/12/2019	Convenience	1	No	No		
JUDD ELEANOR	31520-267		6/20/2000		403,000	No	No		
	15194-414		8/1/1983		128,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/17/2012	897	Porch	15,000					WOOD DECK TO 3 SEA
5/21/2004	400	Redo Kit	10,000			G6	GR FY06	
9/23/2003	812	Manual	8,000	C		G6	GR FY06	ENCL BREEZEWAY
4/12/2002	304	Wood Dec	5,000	C				12X16 WOOD DECK
7/19/2001	519	Addition	150,000	O				ADD 2ND FLOOR/FRON

ACTIVITY INFORMATION

Date	Result	By	Name
9/1/2017	MEAS&NOTICE	HS	Hanne S
1/9/2013	Info Fm Prmt	BR	B Rossignol
2/24/2009	Measured	372	PATRIOT
3/21/2005	Permit Visit	BR	B Rossignol
5/13/2002	Permit Visit	PM	Peter M
9/16/2000	MLS	MM	Mary M
11/9/1999	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	88666
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8694		Sq. Ft.	Site		0	90.	0.78	10									612,737						612,700	

Total AC/HA: 0.19959 | Total SF/SM: 8694 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 612,737 | Spl Credit | Total: 612,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	6 - Wood Shingle		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.02867854
Const Adj.:	1.00979996
Adj $ / SQ:	129.845
Other Features:	138937
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	709579
Depreciation:	76635
Depreciated Total:	632945

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 9 | BRs: 4 | Baths: 2 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

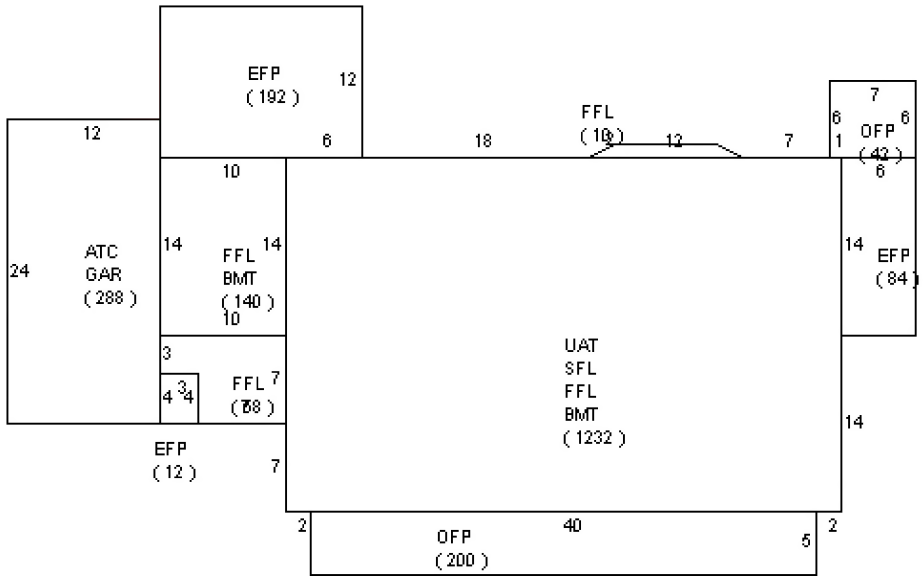
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	157.11
Special Features:	0	Val/Su Net:	120.07
Final Total:	632900	Val/Su SzAd	228.25

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,440	129.840	186,977
BMT	Basement	1,372	38.950	53,444
SFL	Second Floor	1,232	129.840	159,969
UAT	Upper Attic	308	51.940	15,997
EFP	Enclos Porch	288	37.040	10,667
GAR	Garage	288	23.910	6,887
OFP	Open Porch	242	23.550	5,698
ATC	Attic	101	77.910	7,853
	Net Sketched Area:	5,271	Total:	447,492
Size Ad	2772.8	Gross Are	6382	FinArea 2672

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 138.0-0003-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14X14	A	AV	2000	4.16	T	15.2	101			700			700

More: N | Total Yard Items: 700 | Total Special Featues: | Total: 700